

**CLERMONT COUNTY PLANNING COMMISSION
NINTH REGULAR MEETING
September 25, 2007**

The Ninth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, September 25, 2007 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter, Mr. Hoffman, Mr. Johns, Mr. Maham, Mr. Nichols, Mr. Schultz, and Mr. Vanlandingham.

APPROVAL OF MINUTES:

Chairman Maham asked if there were any questions, additions or corrections to the August Minutes that had been mailed to the members prior to the meeting. A motion to approve the August Meeting Minutes was made by Mr. Vanlandingham, seconded by Mr. Hoffman, and carried unanimously (Mr. Hoffman abstaining due to his absence at the August Meeting).

NEW BUSINESS

Mr. Hershner invited Planning Commissioners to The 17th Annual David J. Allor Planning and Zoning Workshop to be held on Friday, October 19, 2007 from 8:00 a.m. until 4:15 p.m. at the Sheraton Cincinnati North Hotel.

Mr. Hershner stated that the Planning Commission will not hold a work session during the month of October.

STAFF REPORT ON VARIANCE CASES

Variance Request V-01-07

Eddie & Frank Hedges

5:05 p.m.

Mr. Hanigosky presented the staff report for this variance case. Staff's recommendation was for denial of the proposed variance request.

Joe Hedges, representing the applicant, was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission deny Variance Request V-01-07 per staff's recommendation, seconded by Mr. Vanlandingham, and carried unanimously.

Variance Request V-02-07

John Turner

5:15 p.m.

Mr. Hanigosky presented the staff report for this variance case. Staff's recommendation was for approval of the proposed variance request.

No one was present for this case.

Following short discussion, Mr. Schultz moved that the Planning Commission approval Variance Request V-02-07 per staff's recommendation, seconded by Mr. Johns. The motion failed by a vote of two to four (Mr. Hoffman, Mr. Nichols, Ms. Potter and Mr. Vanlandingham voting no).

Variance Request V-03-07

Scott Ranson

5:20 p.m.

Mr. Hanigosky presented the staff report for this variance case. Staff's recommendation was for denial of the proposed variance request.

Scott Ranson, applicant, was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission deny Variance Request V-03-07 per staff's recommendation, seconded by Mr. Vanlandingham, and carried unanimously.

Variance Request V-04-07

Donald W. Combs

5:25 p.m.

Mr. Hanigosky presented the staff report for this variance case. Staff's recommendation was for denial of the proposed variance request.

Donald Combs, applicant, was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission deny Variance Request V-04-07 per staff's recommendation, seconded by Mr. Vanlandingham, and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

The Woods at Miami Trails, Section 11, Block C
Miami Township

Design Plan/Construction Plan

5:30p.m.

Mr. Hanigosky presented the Staff Report for this Design Plan/Construction Plan. Staff's recommendation was for approval of the Design Plan/Construction Plan.

Bob Rothert, Abercrombie & Associates, and Larry Fronk, Miami Township Community Development Director, were present for this case.

Chairman Maham stated that he would request sidewalks for the future development across the street. Mr. Rothert stated that at this time, there were no plans for that property.

Following discussion, Mr. Hoffman moved that the Planning Commission **approve** the Design Plan/Construction Plan for The Woods at Miami Trails, Section 11, Block C, based on staff's recommendation, seconded by Mr. Vanlandingham, and carried unanimously.

STAFF REPORT ON ZONING CASES

Batavia Twp. Zoning Case B-06-07Z

Brookmeadow, Ltd.

5:35 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Carl Hartman, representing the applicant, was present for this case.

Denise Kelley, Batavia Township Zoning Administrator, was also present.

Chairman Maham stated a concern that if tenants stored items other than vehicles in these garages, there may not be enough parking.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-06-07Z, per staff's recommendation, seconded by Mr. Vanlandingham, and carried five to one (Mr. Schultz voting no).

Union Twp. Zoning Case 5-07-Z

Villas of Cherry Grove, LLC

5:50 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for denial of the proposed request.

James Jeffers, Professional Engineering Group, and Rick Iannitti, Villas of Cherry Grove were present for this case.

Cory Wright, Union Township Planning Director, was also present.

Several McLean Drive and Sugar Maple Road residents including Laurie Bozych, Ed Erras, Robert Sorge, and Carl Dorsch, were present and spoke in opposition to this proposal. They site issues including high density, run off, loss of habitat and mature trees, narrow streets and lack of sidewalks.

Following discussion, Mr. Johns moved that the Planning Commission recommend to Union Township **denial** of Union Township Zoning Case 5-07-0Z, per staff's recommendation, seconded by Mr. Schultz, and carried five to one (Mr. Hoffman voting no).

STAFF REPORT ON TEXT CASES

Miami Twp. Zoning Case 520

Miami Township

6:25 p.m.

Mr. Hanigosky presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Larry Fronk, Miami Township Community Development Director, was present for this case.

Following short discussion, Mr. Schultz moved that the Planning Commission recommend to Miami Township **approval** of Miami Township Zoning Case 520, per staff's recommendation, seconded by Mr. Johns, and carried unanimously.

NEW BUSINESS

OKI 2030 Long Range Plan

Mr. Hershner reminded the Planning Commission that representatives from OKI would be present at Union Township on September 26, 2007 for an Open House regarding OKI's ***2030 Long Range Plan***.

Mary Margaret Rochford

Scot Lahrmer, Assistant County Administrator, present Mary Margaret Rochford with a plaque in appreciation for her six years of service on the Clermont County Planning Commission.

COMMITTEE REPORTS

There were no reports at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Roger J. Maham, Chairman

Tim L. Turton, Vice Chairman